

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: September 8, 2005

ITEM NO. _____

**CASE NUMBER/
PROJECT NAME**

46-DR-2005
Haarer Property-WCF

LOCATION

12251 E. Calle Serena - Estates at Miramonte, near Paraiso Drive and 122nd Street

REQUEST

Request approval for a site plan and elevations for a 10-foot Stealth Cactus Wireless Communications Facility (WCF) and related equipment.

OWNER

SQC Investments
480-361-7700

ENGINEER

N/A

**ARCHITECT/
DESIGNER**

KDC Architects
602-438-7429

**APPLICANT/
COORDINATOR**

Rulon Anderson
T-mobile
602-321-4903

BACKGROUND

Zoning

The site is zoned R1-130 ESL (Single Family Residential in the Environmentally Sensitive Land) District. This district permits stealth Wireless Communication Facilities (WCF) including use of "faux cactus" as antenna but requires DRB approval where the facilities are located within 150 feet of properties intended to be used for residential purposes. Because of the proximity to residential parcels north of the site, this is a Type 3 WCF requiring DRB approval.

Context.

The site is located on the Calle Serena Cul-de-sac, adjacent to the Miramonte subdivision.

Adjacent Uses:

- North: R1-130 ESL (Single-family Residential) District, the 13-lot Miramonte residential subdivision
- South: R1-130 ESL (Residential) District, the area is within the McDowell Sonoran Preserve.
- East: R1-130 ESL (Residential) District, the area is within the McDowell Sonoran Preserve.
- West: R1-130 ESL (Residential) District, the area is within the McDowell Sonoran Preserve.

**APPLICANT'S
PROPOSAL**

Applicant's Request.

The request is to approve the site plan and elevations for a stealth Wireless Communication Facility (WCF) utilizing a "faux cactus" and concealed electrical cabinet located within the Williams Drive right-of-way adjacent to the Miramonte subdivision on the north and the McDowell Sonoran Preserve on the south. The northern 20-foot portion of Williams Drive is currently being

considered for abandonment and subject to abandonment; the WCF site will be incorporated into E. Calle Serena, a private street (tract) serving the subdivision. The site will consist of a new 10-foot tall "faux cactus" with concealed 3-sector, antenna intended to provide cellular service to this area. The electrical equipment cabinet is placed mainly below grade and utilizes boulders and a low (maximum of 3 foot) screen wall to conceal the equipment on the site. The cactus is a natural green color and will be enclosed by a tan screen wall and natural boulders. Neighbors have been contacted and no concerns have been expressed.

Development Information:

- | | |
|---------------------------------------|--|
| • Existing Use: | Undeveloped City right-of-way |
| • Proposed Use: | Stealth WCF "faux cactus" with enclosed antenna and concealed electrical equipment cabinet |
| • Parcel Size: | Approximately 400 square foot lease area. |
| • Building Size: | N/A |
| • Building Height Allowed/Proposed: | 10 feet to top of the cactus |
| • Parking Required/Provided: required | One service vehicle space and one provided within the adjoining private street |
| • Open Space Required/Provided: | N/A, sufficient open space has been provided with the Miramonte subdivision |
| • FAR: | N/A |
| • Number of Units: | N/A |
| • Density: | N/A |
| • Total Square Footage: | 400 square foot lease area |

DISCUSSION

The site is within the Williams Drive right-of-way and is situated adjacent to the Miramonte community toward the north and the McDowell Sonoran Preserve to the south. Surrounding areas also contain single-family residential zoning with either R1-130 or R1-190 District zoning. City policy requires that following abandonment the area be included as part of the private road system and not as part of any residential parcel.

KEY ISSUES

- The WCF facility contains a faux cactus and below grade, screened electrical equipment
- The antenna and equipment are located in the Williams Drive right-of-way, which is part of a current abandonment case (14-AB-2005). The area will then be included into E. Calle Serena, a private street (tract) within the Miramonte subdivision

OTHER BOARDS AND COMMISSIONS

- Case 33-PP-1998 and 154-DR-1998 approved the 13-lot Miramonte plat in 1999.
- Case 14-AB-2005 is a proposed abandonment of Williams Drive affecting the site. The City right-of-way at this site will revert to a private street (Tract) upon abandonment.

STAFF

RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

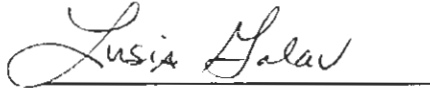
STAFF CONTACT(S)

Al Ward, AICP
Senior Planner
Phone: 480-312-7067
E-mail: award@ScottsdaleAZ.gov

APPROVED BY



Al Ward
Report Author



Lusia Galav, AICP
Interim Current Planning Manager
Phone: 480-312-2506
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Enlarged Site & Dimension Plan & Details
6. Elevations
7. Photo Simulation: Current/Proposed
- A. Stipulations/Zoning Ordinance Requirements

Project Submittal Narrative
For Development Review Board and Use Permit

Haarer Property
12251 E. Calle Serena
Scottsdale, AZ 85255

Wireless Communication Facility
New 10' Stealth Cactus
PH30998C

Submitted To:
City Of Scottsdale
Planning and Development Services
7447 E. Indian School Rd.
Scottsdale, AZ

Submitted By:
Rulon Anderson
T-Mobile

16 May 2005

ATTACHMENT #1

46-DR-2005
5/18/2005

Project Information:

Haarer Property
12251 E. Calle Serena
Scottsdale, AZ 85255

APN: 217-09-028

Proposed Use:

This application is for a new 10' stealth cactus cellular communication facility intended to provide cellular service to the people in this area, with minimum visual impact. The related ground equipment will be located adjacent to the new cactus inside a block wall 2' above grade around entire compound painted "desert tan." The enclosure will also be surrounded by rock boulders to help screen the view of the equipment from Calle Serena Road.

Current zoning:	R1-130
Zoning to North:	R1-130
Zoning to East:	R1-130
Zoning to South:	R1-130
Zoning to West:	R1-130

Narrative:

The proposed site is necessary to handle the capacity of wireless phone calls in the area. In addition, this site will incorporate the new E-911 call tracking antennas as mandated by the FCC.

The site will require one technician on a once per month visit after construction for maintenance. The proposed project will not utilize connection to any water system, refuse collection, or sewer system.

The property is located on the north end of the Calle Serena cul-de-sac. The site is located on the hillside next to desert vegetation and the equipment will be surrounded by 2' block wall at grade level with boulders surrounding to screen the view of the equipment from Calle Serena.

This development will not affect any vehicular or pedestrian patterns. The communication site does not emit any odor, dust, gas, noise, vibration, smoke, heat or glare. The RF emissions from this site are well within FCC guidelines for a digital PCS communication site.

Respectfully submitted,



Rulon Anderson
T-Mobile
PH30998C

46-DR-2005
5/18/2005



Haarer Property-WCF

46-DR-2005

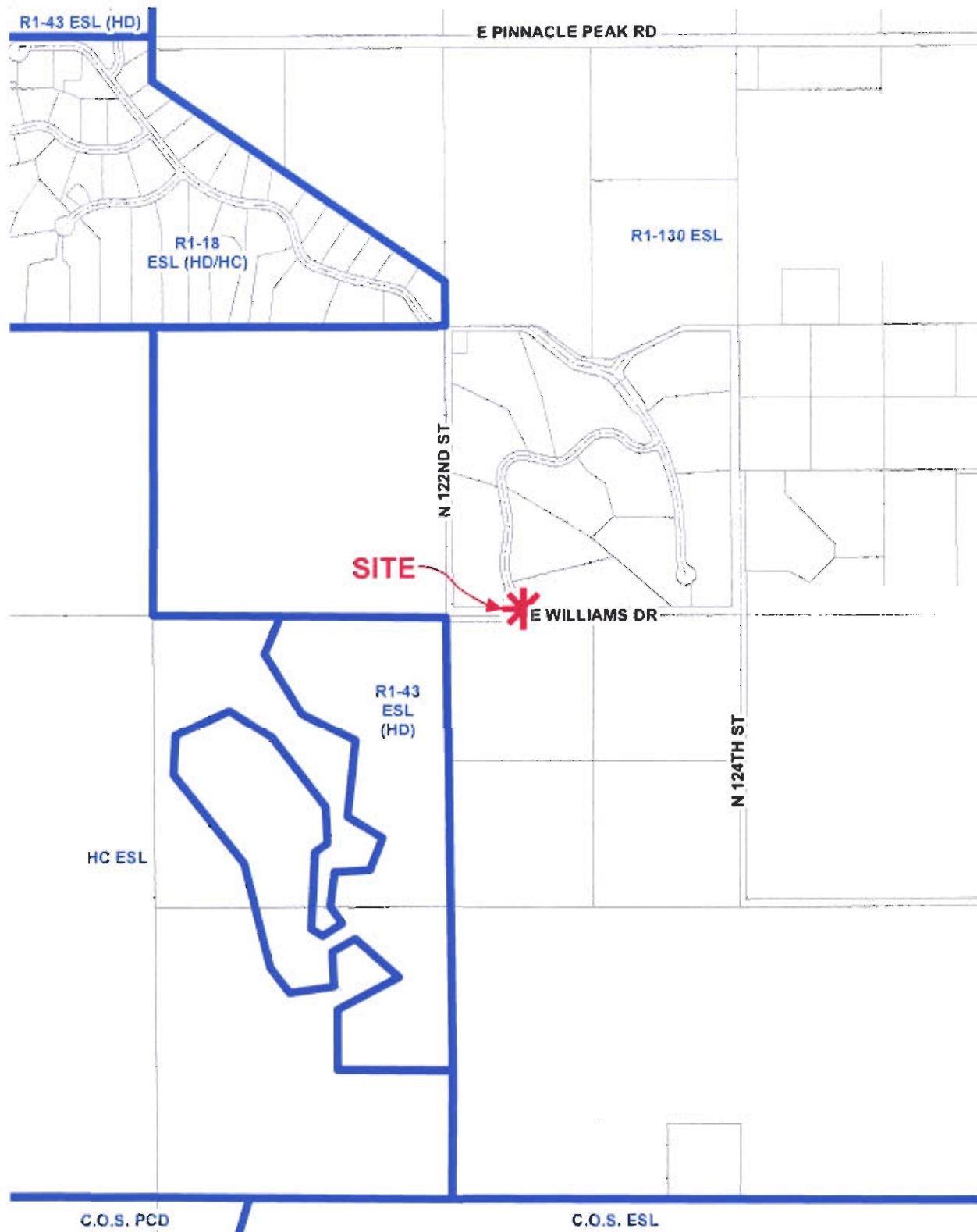
ATTACHMENT #2



Haarer Property-WCF

46-DR-2005

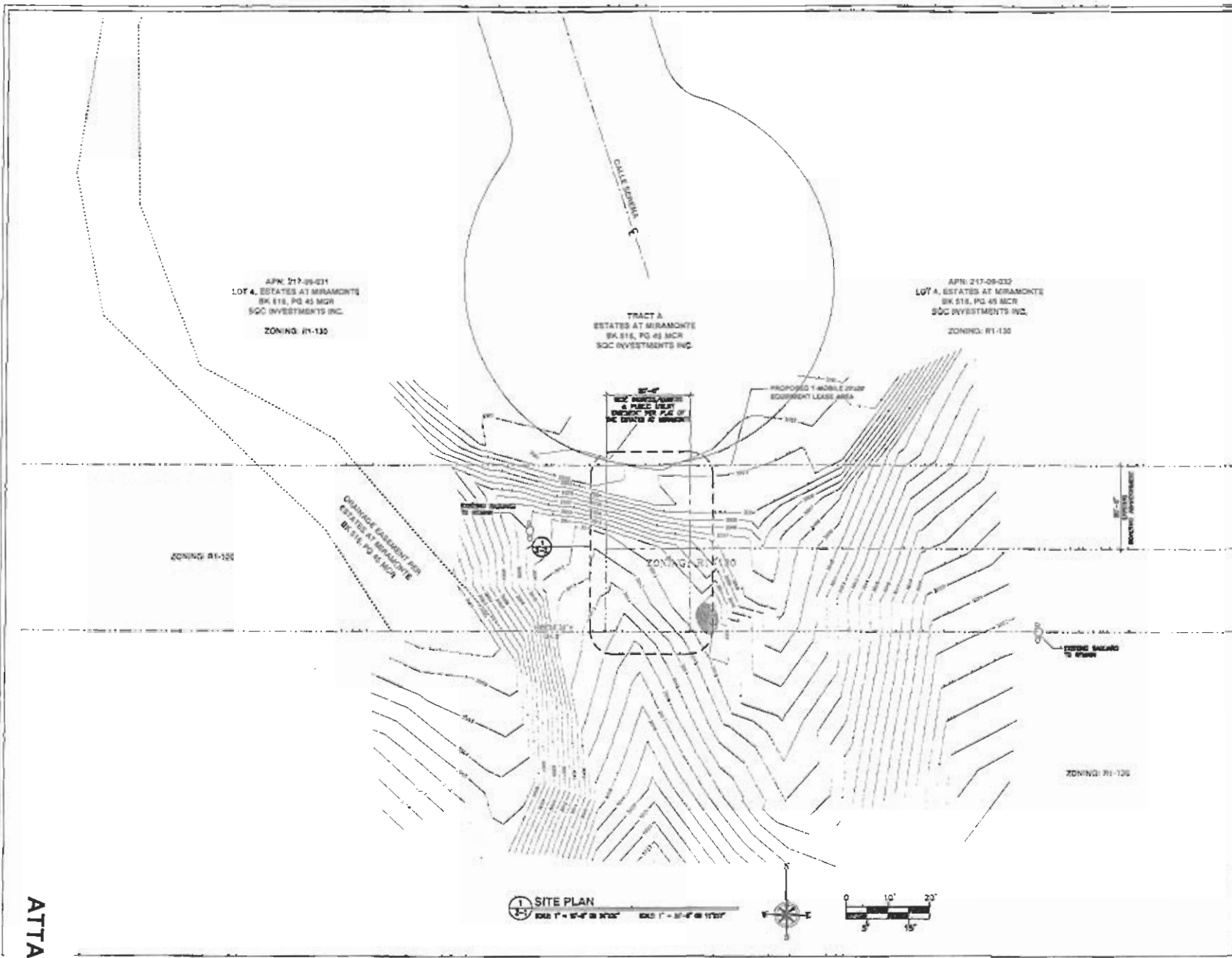
ATTACHMENT #2A



46-DR-2005

ATTACHMENT #3





T-Mobile

2001 W. BROADWAY RD. TEMPE, ARIZONA 85282
PHONE: (602) 943-2000 FAX: (602) 943-2040

PLANS PREPARED BY



WMA Architects - Engineers, P.C.
2224 S. Fair Ln.
Tempe, Arizona 85282
408.438.7429 FAX 408.438-7455
Website: www.wmaarchitects.com

NO.	DATE	DESCRIPTION	BY
1	03/28/05	PRELIMINARY	SPE
2	03/28/05	SUBMITTAL	SPE
3	05/12/05	CHANGES	SPE
4	05/18/05	CITY CHANGES	SPE

46-DR-2005
08/18/05

PROJECT INFORMATION
152831.002

PH30998C
HAARER
PROPERTY
12251 E. CALLE SERENA
SUITE 100, AZ 85285

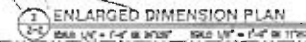
SHEET TITLE

SITE PLAN

SHEET NUMBER

Z-1

APPROVAL BLOCK







Existing Location



Proposed Location

46-D2-2005
8/18/05

ATTACHMENT #7

Stipulations for Case: Haarer Property-WCF Case 46-DR-2005

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the Elevations submitted by T-Mobile with a date of 5/19/2005 and with a staff receipt date of 8/18/2005.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the Site Plan, Enlarged Site Plan and Dimensions Plan and Details submitted by T-Mobile with a date of 5/19/2005 and with a staff receipt date of 8/18/2005.

ARCHITECTURAL/SITE DESIGN:

DRB Stipulations

2. The proposed screen wall shall be a maximum of three (3) feet in height and be painted (Desert Tan or comparable color having 35 or lower LRV) to blend and be compatible with the surrounding environment.
3. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.
4. Prior to construction, the contractor is required to notify Inspection Services by calling (480) 312-5750. A planning inspection (#42) must be conducted prior to commencement of any construction. The provider must note this requirement on the site plan.
5. All existing public right-of-way and easements, including public utility and scenic corridor easements shall be shown on all site, landscape and civil plans.
6. All existing utilities, including aerial, at grade and under ground shall be shown on all final plans.
7. Provider must identify telephone and electrical sources and show detailed connections on final plans to the satisfaction of plan review and permit services staff.
8. With the final plans submittal, the developer shall provide a detail of the required facility marker for a plaque, showing conformance with ordinance requirements. This is subject to Final Plans city staff approval.
9. Before final plans submittal, the applicant shall submit evidence that a right-of-way encroachment permit has been applied for and that a Permission for Improvements in the Public Right of Way form has been recorded, to the satisfaction of City staff.
10. Light fixtures, if provided, shall be limited to inside the equipment enclosure, no higher than 6 inches below the top of wall. The light source shall not be directed upward. With the final plans submittal, the applicant shall submit lighting cut-sheets of any proposed lighting.
11. No microwave dish is being approved as part of the case 46-DR-2005.

ATTACHMENT A

12. *Upon abandonment of the portion of Williams Drive right-of-way, the portion of right-of-way where the subject site is located shall be incorporated into Tract A, East Calle Serena and not be incorporated into adjoining residential lots.*

LANDSCAPE DESIGN:

DRB Stipulations

13. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

14. Architectural site plan.

CIVIL IMPROVEMENT PLAN REQUIREMENTS:

DRB Stipulations

15. The transmitter and its facilities shall not be located within any existing or proposed drainage facility, vista corridor or natural wash.
16. The transmitter and its facilities shall not be located within any water and sewer easement.
17. The transmitter and its facilities' proposed location is shown within an existing R.O.W. at the end of an existing cul-de-sac. If an abandonment/release of the R.O.W. easement is not secured by the developer prior to the final plans approval, the developer shall, at his own cost, be responsible for relocating the transmitter and its facilities to a location outside the existing R.O.W. acceptable to the city of Scottsdale.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

18. At the time of the final plans submittal, the developer shall also submit a final drainage report demonstrating the status of the existing drainage and drainage facilities.
 - a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.

Ordinance

- A. Off-site runoff must enter and exit the site as it did historically.
- B. All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- C. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.
- D. Underground Stormwater Storage:
 - (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
 - (2) Drywells are not permitted.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:**INTERNAL CIRCULATION:****EASEMENTS AND DEDICATIONS**

EASEMENT / ABANDONMENT	DESCRIPTION
	The transmitter and its facilities' proposed location is shown within an existing R.O.W. at the end of an existing cul-de-sac. If an abandonment/ release of the R.O.W. easement is not secured by the developer prior to the final plans approval, the developer shall, at his own cost, be responsible for relocating the transmitter and its facilities to a location outside the existing R.O.W. acceptable to the city of Scottsdale.

DRB Stipulations

19. Sight distance easements shall be dedicated over sight distance triangles.

- a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
- b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.

20. Indemnity Agreements:

- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

E. Drainage Easement:

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 50.00 cfs or more, and for all FEMA regulatory floodways to the extent of the 100-year base flood elevation. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner as needed based on the square footage of the commercial building, as shown above.

CONSTRUCTION REQUIREMENTS**DRB Stipulations**

21. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.

- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
- b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

- F. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]